



109 Penn Road, Hazlemere, Buckinghamshire, HP15 7NA

Hurst are delighted to bring to market this extremely well presented and character filled two bedroom, terraced home that has been extensively well maintained by its present owner and offered in superb condition throughout. Located in a popular spot within the village it provides easy and convenient access for local schools, shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations that are all just a short drive away. The underground (Metropolitan Line) via Amersham, also makes this a perfect purchase for those looking to commute to the City. The accommodation comprises; dining room with feature fireplace, door into sitting room with feature fireplace and electric stove and stairs rising to first floor, fitted kitchen with door to rear garden and downstairs four piece family bathroom. On the first floor there are two double bedrooms with an en-suite to the bedroom at the back. The property also benefits from; gas central heating, double glazing, a south-facing large level and enclosed rear garden which is mainly laid to lawn. It also comes with a good size patio and shingle area that is great for entertaining and a large storage shed. At the front of the property there is driveway parking for one vehicle with additional parking in a convenient layby opposite. This really is a lovely family home for which we would expect to get a good level of interest. An internal and early viewing is highly recommended.



- **SOUTH FACING REAR GARDEN IN EXCESS OF 75FT**
 - **TWO DOUBLE BEDROOMS WITH EN-SUITE**
 - **WONDERFULLY PRESENTED & HOMELY FEEL**
 - **DRIVEWAY PARKING FOR ONE VEHICLE**
 - **OVERLOOKING GOLF COURSE**
 - **LARGE LEVEL PLOT FROM FRONT TO BACK**
 - **GAS CENTRAL HEATING**
- **TWO RECEPTION ROOMS AND TWO BATHROOMS**
 - **INTERNAL AND EARLY VIEWING ADVISED**
 - **CENTRAL VILLAGE LOCATION**







The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Penn Road

Approximate Gross Internal Area
 Ground Floor = 481 sq ft / 44.7 sq m
 First Floor = 365 sq ft / 33.9 sq m
 Total = 846 sq ft / 78.6 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

